



Executive Summary for the Cliff House Restaurant & Lookout Café

Real Property Condition Assessment

Prepared for:

Golden Gate National Parks Conservancy
San Francisco, California

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San Francisco, California

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1. INTRODUCTION

In early December of 2017, the Golden Gate National Parks Conservancy contracted with ARG to produce a condition assessment for the Cliff House Restaurant and a partial condition assessment of the Lands End Lookout Café. The project kick-off meeting convened on December 8, 2017 and included personnel from ARG, Guttman & Blaevoet, Edgett Williams Consulting Group, SOHA, NPS, and Golden Gate National Parks Conservancy. Topics covered included project scope, objectives, schedule, coordination, information gathering, and project history. The project team conducted field investigations at this time to document existing conditions.

The Cliff House Restaurant and Lands End Lookout Café Real Property Condition Assessment documents the condition of the Cliff House Restaurant and the interior café space of the Lookout Café building, identifying components and their value, and any observed deficiencies. This assessment was developed based on information gathered from the on-site meeting, field investigations, photo documentation, and as-built documentation provided by the client.

The Condition Assessment includes an Excel workbook containing four appendices which provide an itemized inventory of all building components and deficiencies, and respective replacement values. Appendix C provides a comprehensive list of all components with deficiencies that require attention within the next 15 years. Appendix D provides a list of all existing building components, resulting in the total current material value of the property. Deficiencies are categorized into one of eleven work subtypes and by severity as defined by Appendix F.

2. OVERVIEW

The Cliff House consists of the original 1909 rectangular concrete- and steel-framed building and a 2005 concrete and steel addition of approximately equal footprint. At the southeast end of the original building there is an at-grade deck at the first floor level, with reinforced concrete retaining walls and concrete steps leading down from the sidewalk area and from the deck down to the ground floor level paving slab. The roof of the new addition is unfilled steel deck, except for the glass roof area between the original building and the addition. The north and west exterior walls are a glass panel system, supported by steel framing.

Site improvements on the south side, the west end of the north sides, and the west side include the concrete slab on grade and reinforced concrete guard wall at the edge of the cliff. At the south side beyond the at-grade deck, the paving becomes asphalt and the guard wall extends south to a rock outcropping and then meets with the sidewalk beyond. Site improvements at the east include reinforced concrete retaining walls, a reinforced concrete ramp, and a reinforced concrete bridge, and associated concrete steps. Paving between the building and sidewalk is concrete.

All of the dining, offices, lockers, shop, and entrance spaces are heated and air-conditioned with the exception of the wine storage room which has adequate cooling from the retaining wall that abuts the unexcavated cliff. The building is served by heat pumps, split systems, exhaust fans, and a make-up air unit for the kitchens, all of which are at the end of their useful life. Many of the associated louvers and diffusers throughout the building are also in poor condition with signs of corrosion and dust buildup. Propeller fans in the Mechanical Room serving the condenser units and compressors are also in poor condition.

The kitchens have grease exhaust hoods above kitchen cooking equipment. The kitchen grease exhaust fans are

controlled by a Melink control system with smoke and heat sensors, which lower the speed of the exhaust fans when there is neither heat nor smoke at cooking surfaces. Air handlers are controlled by a Distec unit controller and the unit appears to be operational but outdated. Electric radiators along the north glazing of the restaurant dining room are deteriorated and clogged with dust.

The plumbing waste and vent, cold and hot water systems are well maintained and appear to be in working order. The plumbing fixtures and faucets/flush valves have reached the end of their expected lifespan but are operational. These fixtures are high water use and do not meet the current lead free code requirement. The building domestic hot water is generated by two gas fired water heaters which are at the end of their useful life, but operational. Portions of cast iron vent piping in the basement exhibit corrosion and some of the floor sinks in the kitchens have extensive chipping of the enamel with underlying cast iron rusted. Most of the drain fixtures located at exterior terraces are in good condition only requiring cleaning and dirt removal; trench drains are partially filled with sand and have grass growing out of them. The stainless steel flashing located at the water heater flues penetrating the wall is corroded. The fire protection system is up to date and inspected as required per code with minimal sections of piping and sprinkler heads exhibiting corrosion.

There is one electrical service to the facility; the utility transformer is located outdoors at the main entrance in a sidewalk vault with direct access to the street. The electrical service switchboard located in room 115 and accessible through the Chef's office believed to be installed in 2003 is in good condition. There is a service cable from the exterior transformer to the main switchboard. The switchboard is rated at 120/208V, 3 phase, 4 wire, and 2,000 Amps. There is a revenue meter compartment and a separate main circuit breaker compartment with the distribution section adjacent to the main breaker section. The distribution section utilizes panel mounted molded case circuit breakers which serve panel boards and motor control centers throughout the building. There is evidence of the roof leaking in the main electrical room directly above the main switchboard which should be investigated. There is also an electronic power meter installed at the main breaker on the switchboard which will provide instantaneous power parameters at the front of the switchboard.

Lighting in the building is appropriate for the existing uses. All fixtures appear to be in good condition and the wiring appears to be code-compliant. Lighting control switches and control panels appear to operate properly and incorporate circuit breakers, although the panels are covered in dust which causes heat buildup and shortens the life of electronic equipment. Emergency egress lighting is powered from a central inverter located in the basement that provides circuits for egress lighting throughout the building.

The grounding system for the building was not easily evident at the site; more investigation is necessary. It is assumed that the electrical system is grounded as required by the serving utility but the methods are not apparent. Panelboards are securely fastened to the supporting walls. Free standing electrical equipment appears to be bolted to the floors but this anchoring may not provide seismic stability.

The fire alarm and lighting control panels are located in the main electrical equipment room along with four panel boards. Distribution from the main switchboard is all conduit and wire. There are seven other panel boards distributed throughout the building that distribute power via conduit and wire. All wiring should be considered 'live' unless proven otherwise. The wiring methods are appropriate and deficiencies were not found.

The fire alarm system provides a voice evacuation annunciation supported by a separate power supply panel. A separate power supply panel supports the strobe units. The voice recorder panel is located adjacent the fire alarm panel and wired via a conduit and wire method. The conduits are not painted red so it is difficult to determine if an existing conduit is electrical or fire alarm. Additionally, the door is open and wiring is hanging out. Although wiring appears to be terminated appropriately, wiring management should be improved. The security system controller located in the main electrical equipment room appears to be in good working order.

There is a telephone backboard located in the mechanical equipment room. It has terminal blocks, active components and wiring. The wiring should be cleaned and cables labeled.

There are currently 2 OTIS hydraulic units onsite, installed in 2007 by OTIS Elevator Company, in good condition. Although both elevators are installed inside the building structure, the hoistway components and door related equipment are susceptible to rust. The door operator, door locks and cams were replaced a few years ago due to rust deterioration. While these are in good working order, it is a good idea to plan for replacement of these components again. The floor to floor travel time is consistent for both units. Both elevator equipment machine rooms, pits, and car tops were clean and tidy. The passenger car has a slight squeal noise when in the up travel motion as it passes from the first floor to the second floor. This is due to rust becoming evident in the hoistway and requires the service mechanic to take the unit out of service for additional work in the hoistway. The pump motors and oil levels both appeared to be fine. Both elevators are currently ADA compliant.

At the Lands End Lookout Café, the spaces are heated but not air conditioned. The space is heated by an electrical radiant floor system controlled by a room sensor and thermostat. The ventilation air is provided through three outside air louvers with automatic dampers which allow air into the space via floor linear grilles. The air is heated by electric fin type radiators installed in the plenum of the linear floor diffusers. The building HVAC systems do not require any work.

All indoor plumbing fixtures and equipment at the café look to be in prime condition and do not require any work. The electrical equipment consists of a single 125 Amp, 120/208V, 42 circuit panelboard, installed in 2011. The panelboard is in very good condition, has an E-MonD-Mon electric meter and has many spare circuit breakers. The lighting is through pendant-hung incandescent or compact fluorescent fixtures which are in good condition. There are fire alarm devices in the space consisting of a horn strobe and smoke detector.

3. SUMMARY OF FINDINGS

The Cliff House is in overall fair condition and the Lookout Café interior is in very good condition. Most asset damage at the Cliff House is the result of delayed recurring maintenance or delayed component renewal. The harsh climate resulting from its coastal location produces continual salt damage at the exterior of the building. This in turn means that surfaces need frequent finish renewal. Several locations at the exterior and interior exhibit extensive rusting. Typically, public spaces are in better condition at the interior, with service areas exhibiting the bulk of material and finish wear. Additionally, the rolled asphalt roofing at the Cliff House is in need of replacement.

Structural systems at the Cliff House are generally in very good condition. The only area of possible structural concern is at the garbage room on the second floor where substantial cracking was noted in the tile floor finish. Other documented structural deficiencies include: cracks and spalls in concrete slabs on grade; minor cracking and spalls in structural concrete slabs; exposed reinforcing and cracking in the cliff edge guard wall; cracking and deterioration at the grade beam and pad under the guard wall at the northwest; rust spots on the coated exterior concrete walls and pedestrian bridge; exposed reinforcing on the un-coated pedestrian bridge; rust stains from stainless steel railings; blisters and sags in the exterior coating; spalling at the bridge to the second floor north deck joint; rust at structural steel connections and the wind turbine; and severe rust at the louver frames, sheet metal, and unistrut.

The MEP systems at the Cliff House are in fair condition with several items requiring replacement and maintenance. Mechanical items requiring replacement include: the split heat pumps; grease exhaust fans; the Melink control system; the makeup air unit; electric radiators; exhaust fans at the mechanical room louvers; and the building management system. Additionally, the following is recommended for the mechanical systems: ductwork should be cleaned and tested for leakage; grease ducts require inspection and cleaning quarterly per

current code; relocate the north exhaust fan to the louver adjacent the west wall; and install temperature sensors for the condenser room supply fans.

The condensing and compressor units for the existing coolers and freezers are due for replacement soon.

The electrical system seems to be adequate for the intended purpose of the facility. The following actions are recommended: clean interiors of the panelboards; replace panels as noted; replace the disconnect for the exhaust fans on the roof and heat pumps junction box at the mechanical room and the motor control center in the main kitchen; clean up all panelboard labeling to determine spare circuit breakers and produce schedules for each panel; clear out all stored materials in front of electrical, fire alarm, telephone and security panels to provide ready access; clean lighting control panels; repair wiring on the fire alarm panel and telephone system; label cabling and diagram the system for future maintenance; replace electrical equipment in the condenser deck and replace steel enclosed equipment with stainless steel 316 enclosed equipment; add lightning protection to the building. Energy conservation measures are documented separately in the Life Cycle Analysis.

It is recommended that all existing plumbing fixtures are replaced with newer low-flow fixtures. Additionally, the following fixtures should be replaced: the two water heaters with high efficiency condensing gas fired units; all faucets should be replaced with "lead free" models; corroded exterior hose bibs; the electric water cooler; elevator sump pump; hot water recirculating pump; area drain and two floor sinks; the service sinks. The following maintenance actions should be performed: exterior trench drains shall be inspected and cleaned routinely; the natural gas pipe in the natural gas meter room should be removed and repainted with rust proofing paint; all corroded pipe sections and sprinklers should be removed and replaced in kind; and all exterior steel piping shall be painted with rust proofing paint.

Both elevators are in good working condition. They appear to be maintained properly by the current service provider on a regular basis, however salt water erosion on the components in the hoistway will continue to be an ongoing issue due to location. It is recommended that a capital budget plan is made to change out the door related hardware to include the door operator every 8-10 years or sooner as warranted. The rust can be cleaned with extra dedicated time provided by the service technician from OTIS. This could be done annually to help prevent breakage and rust related shut downs. Overall, the units are in good working order with no punch-list items to be addressed at this current time.

The Lookout Café is in very good condition with few deficiencies noted. The exterior drinking fountain should be repainted with corrosion-protecting paint. It appears to need maintenance or replacement due to high use. The trench drains require regular cleaning due to dirt accumulation and vegetation growth. The drain pipe should also be inspected with a video camera to determine if the pipes require cleaning.

4. COST ESTIMATE TABLE

Years	CR - Component Renewal	CRDM - Component Renewal Defer Maint	DM - Deferred Maintenance	LMCO - Legis Mandate Code Compl, Othe	PM - Preventive Maintenance	RM - Recurring Maintenance	RMDM - RM Defer Maintenance	Grand Total
2018- 2019	\$ 681,952.00	\$ 1,075.00	\$ 435.00	\$ 580.00	\$ -	\$ -	\$ -	\$ 684,042.00
1-5 Years	\$ 335,163.00	\$ 17,250.00	\$ 40,635.00	\$ 11,870.00	\$ -	\$ 121,115.00	\$ 10,320.00	\$ 536,353.00
1-10 Years	\$ 949,913.00	\$ 17,250.00	\$ 44,900.00	\$ 11,870.00	\$ 30,000.00	\$ 254,565.30	\$ 15,555.00	\$1,324,053.30
1-15 Years	\$ 2,049,228.00	\$ 31,510.00	\$ 44,900.00	\$ 11,870.00	\$ 30,000.00	\$ 425,043.52	\$ 16,260.00	\$2,608,811.52
1-20 Years	\$ 2,161,788.00	\$ 31,510.00	\$ 46,030.00	\$ 11,870.00	\$ 30,000.00	\$ 564,119.34	\$ 16,260.00	\$2,861,577.34
Total	\$ 2,843,740.00	\$ 32,585.00	\$ 46,465.00	\$ 12,450.00	\$ 30,000.00	\$ 564,119.34	\$ 16,260.00	\$3,545,619.34